

Crossville Regional Planning Commission
September 17, 2009
4:30 p.m.
Conference Room
City Hall

The Crossville Regional Planning Commission met in its regularly scheduled meeting on September 17, 2009 at 4:30 p.m. The following members were present: Dave Burgess Chairman, Mike Moser, Vice Chairman, Robert E. Harrison Secretary, Frances Cunningham, Earl Dean and Mayor J. H. Graham, III. William E. Mayberry III is on leave of absence. Others present were: Duane Langent, Bob Fleet, from Field's Engineering, Kevin Dean Local Planner, Jonathan Ward State Planner, Ted Meadows City Manager, Tom Wolf Director of Engineering, Sandra Gruber Administrative Assistant.

The meeting was called to order at 4:30 p.m. by Vice Chairman Mike Moser in the absence of Chairman Burgess.

APPROVAL OF MINUTES OF AUGUST 20, 2009

A motion was made by Earl Dean and seconded by Mayor J. H. Graham, III to approve the August 20, 2009 minutes as written.

Motion carried on voice vote: Ayes (4) Mayor Graham, Earl Dean, Robert E. Harrison and Mike Moser. Absent (3) Frances Cunningham, Chairman Dave Burgess and William E. Mayberry, III. (Leave of absence)

APPROVAL OF PRELIMINARY PLAT REVISION FOR THE VILLAGE SECTION III, KELLEY AMBER, DEVELOPER

This plat was represented by Engineers from Field's Engineering in the absence of Mr. Amber. This is a revision to the preliminary plat submitted and approved at the June 18, 2009 meeting. The developer decided to subdivide Lot 13 of the previously approved plat. The area that was Lot 13 is now shown as Lots 13 through 19. There is also the addition of a road connecting Village Lane to the new short double ended cul-de-sac road fronting Lots 13-19. The developer is also requesting the same 10 foot setback variance on Lots 13-19 to bring the setback from the double cul-de-sac road to 20 feet. This would be consistent with prior setbacks granted in this development. Staff recommends approval of this plat with all corrections, stormwater requirements, and the requested variance.

Variance Requested:

A 10 foot front setback variance on Lots 13-19, bringing the building setback from the road to 20 feet instead of the required 30 feet. A variance of this kind was previously granted on Sections I and II of this subdivision.

A motion was made by Robert E. Harrison and seconded by Earl Dean to grant approval of the revised preliminary plat, with any and all required changes and corrections.

Motion carried on voice vote: Ayes (4) Dean, Graham, Harrison and Moser Absent (3) Cunningham, Dean and Mayberry, III (leave of absence)

APPROVAL OF PRELIMINARY PLAT FOR EASTVIEW SUBDIVISION PHASE II, CROSSVILLE HOUSING AUTHORITY, DEVELOPER

This preliminary plat was represented by Field's Engineering and consists of 27 lots on 11.24 acres for Phase II of Eastview Subdivision. Phase I was presented for final approval on September 20, 2007. Upon completion this will bring the total number of lots to 57 in this subdivision. This will include approximately 1,300 feet of new roads, sewer lines and water lines. Staff recommends approval of this preliminary plat subject to all corrections and any changes that might need to be made to meet Stormwater Requirements.

NOTE: The developer has not met with the Stormwater Staff and has not applied for a Stormwater Permit. Some changes might be required to the plat depending on which avenue the developer chooses to take in regards to Stormwater coverage. Any significant changes to the preliminary plat will require a resubmission of the plat to the Crossville Regional Planning Commission.

All Corrections required were made prior to the meeting.

A motion was made by Mayor J H. Graham, III and seconded by Robert E. Harrison to grant approval to this preliminary plat subject to Stormwater permit being obtained and any changes that may need to be made to the plat.

Motion carried on voice vote: Ayes (4) Dean, Graham, Harrison and Moser Absent (3) Cunningham, Burgess and Mayberry (leave of absence)

STAFF REPORTS – KEVIN DEAN

There were no In-House Approvals since the September meeting.

In House Approvals, in Progress:

- a. Consulted with 1 developer about possible upcoming development.
- b. Bren Daugherty Property Phase I: Mr. Daugherty has decided to phase in his 3 or 4 lot subdivision 1 lot at a time. These will be done in house.

Completed Plats:

There have not been any finals submitted this year.

Other:

UGB Expansion Update: City Council needs to meet and review the final proposed expansion map before the Public Hearings take place. Mayor Graham requested that Kevin Dean analyze the maps and give a report on the differences in the two. The Expansion maps need to be put on the October 13th City Council Agenda.

END OF YEAR REPORT FOR 2008/2009

Total number of plats	32	Fees paid
Number of Lots Preliminary	52	
Number of Lots Final	75	
Number of New Lots	53	
Fees Paid		\$1,275.00
Acres	164.26	
City Road Footage	3,138	

A chart was provided to members showing the five year trend in new lots and submitted plats, FY 08-09 is the lowest since FY 05-06.

AS OF SEPTEMBER 11, 2009

Total Number of Plats	6	Fees Paid
Number of Lots Preliminary	50	
Number of Lots Final	2	
Fees Paid		\$420.00
Acres	1.53	
City Road Footage	-0-	

Letters of Credit are up to date and current.

There being further business the meeting was adjourned for a Training Session on Amending Comprehensive Growth Plans, and Urban Growth Boundaries, Planning Regions and Annexation led by Jonathan Ward, State Planner. Those members taking part in the training were: Dave Burgess, Frances Cunningham, Earl Dean Robert E. Harrison and Mike Moser. Staff taking part were: Kevin Dean and Tom Wolf.

Respectfully Submitted

Sandra Gruber
Administrative Assistant

DBurgess 1/21/10
Dave Burgess
Chairman

R.E. Harrison 1/21/2010
Robert E. Harrison
Secretary